

**MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
INWOOD HOMEOWNERS ASSOCIATION
November 10, 2011**

A regular meeting of the Board of Directors of the Inwood Homeowners Association, a Texas nonprofit corporation (the "Association"), was held at 1600 Northeast Loop 410, Suite 202, San Antonio, Texas, pursuant to call by the President of the Association.

Directors Present: Ruben Barrera, Jamie Eickhoff, Bob Hudnall, Roger LeClerc, Bob Mahnke, Dr. Calvin Mein, Jim Scott and Alan Stern

Also Present: Barbara Lowry and Joe Tagle of Association Management Services (AMS); John Luce, Street Committee member and Bryan Woods, Coyle Engineering.

Call to Order: The meeting was called to order at 7:00 p.m., the President being in the chair and the Recording Secretary present.

RESIDENTS TO SPEAK: None

Approval of Minutes: It was moved and seconded that the Board minutes of October 13, 2011 be approved with corrections; motion carried.

Financial Report: Alan Stern gave an overview of the Monthly Budget Status Reports: Month end report of 10/31/2011 and a budget comparison. The report will be kept on file with the association's records.

Budget 2012:

The Directors were previously presented with the 2012 budget. The budget was revised, and after discussion, it was then unanimously:

RESOLVED, That in accordance with the bylaws of the Inwood Homeowners Association the assessment for January through December 31, 2012 will be increased by 2% for 2012.

RESOLVED, That in accordance with the bylaws of the Inwood Homeowners Association, the assessment will be due in four equal installments, to be paid quarterly and due on January 1, April 1, July 1, and October 1, 2012 and;

RESOLVED, That in accordance with the collection policy that if any payment is paid after the due date, the entire assessment is due and payable in full and;

RESOLVED, That the 2012 operating budget for the Inwood Homeowners Association is approved as the operating guideline for the Association, and that the budget may be amended from time to time as determined by the Association's Board of Directors and shall not constitute a limitation on the power and the authority of the Association's officers and the Board of Directors to conduct the activities of the Association in accordance with the Association's Articles of Incorporation and Bylaws, and;

RESOLVED, that the Administrator is instructed to notify the membership of the increase in the assessment rate on or before November 30, 2011 along with the billing for January through March, 2012.

Delinquent Accounts: There are three delinquent accounts with two turned over to the Attorney; reviewed in Executive Session.

Reserve Study: The reserve study is pending and will be released to the accountants with the stipulation that once the square yards of streets are determined, the report will be adjusted.

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OFFICER/COMMITTEE REPORTS:

Restriction Enforcement: Jamie Eickhoff, Chair. No written report submitted

- Letters have been sent to all homeowners whose yards are badly affected by the drought asking that they submit written plans to the ACC on their plans for replacement landscaping. This is to allow advance approval for when water restrictions are eased. The mailing included a copy of the ACC Approval Form and the SAWS pdf file informing what types of drought tolerant plants are recommended be planted in South Texas.
- A second letter is being sent with information for landscape revitalization including plant recommendation and planting timing.
- #7 La Peninsula; the outdoor lighting is unacceptable and has not been removed after numerous notices. Legal action is being taken to have the light removed.
- #14 Vintage Oaks; resident has sent letter to AMS informing that sheds would be removed and landscape plantings would be placed to screen the pool equipment from view. The area will be monitored until the sheds are removed.
- #7 Aspen Creek has workers doing work on the house and has not submitted for ACC approval. After discussion, it was moved and seconded that it be referred to the attorney; motion carried.
- 9 Inwood Manor – after discussion it was moved and seconded that legal action be taken to bring the yard and home into compliance; motion carried.

Architectural Control Matters: (ACC): Debbie Behnke, Mike Patterson, and Carey Morgan; No written report submitted.

- Nothing to report

Controlled Access Matters: Barbara Lowry. No written report submitted.

- The Board has requested AMS to determine what can be done for the electric arms to be automatically operational during the frequent power outages.
- No tickets have been issued during the past month for parking violations.
- AMS is to determine if there is a battery backup on the exit gate.

Grounds Committee Matters: Jim Scott, Chair. No written report submitted.

- Brookway prepared the sod and planted winter rye grass seed.
- The wildflower seeding was done on the exit side. Brookway will hand water these areas as necessary.
- Flower selections were made for the front entry and the islands within Inwood normally planted with perennials.
- Landscape revitalization for entrance was approved.
- Holiday lighting is being installed now and will be turned on November 25.

Tennis Committee Matters: Steve Zauft, Chair. No written report submitted.

- The screen has been repaired.

Streets Committee Matters: Bob Hudnall and John Luce.

- Brian Woods of Coyle Engineering provided the Board a presentation of what Coyle Engineering could provide Inwood and John and Bob discussed their findings of the current condition of the streets.
- The plan would be a long term maintenance and construction plan. It would include a pavement index and street condition along with consideration for traffic.
- Coyle recommends large sections for work that have value in doing long runs, thereby lowering

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the costs.

- Streets will be categorized into a 10-20 or 30 year life span.
- The pavement index would be graded on the condition of the pavement, from A – F of the Index of Standard Specifications. Bob Hudnall, John Luce and Barbara Lowry will address the contract oversight.
- It was moved and seconded that Coyle Engineering provide a written overall plan with a condition of pavement study, not to exceed \$10,000.00 ; motion carried.
- This plan will be presented to the Board on December 8, 2011.

Social Committee Matters: Sara Ameduri. No written report submitted.

- Nothing to report.

Unfinished Business:

- Research continues regarding the availability of free trees through the program offered by the City of San Antonio.
- Emergency planning – pending.
- Signing of collection policy, payment plan, records retention and review of records to be recorded were adopted in October and signed by the Board.

New Business:

- It was moved and seconded that the contract with AMS be approved; motion carried.
- Wall accident on Bitters has been sent to USAA for insurance claim payment; wall has been repaired.
- Residents along the entry at Inwood Manor are being notified that the entrance and exit onto Rogers Wood will be designated as a no parking zone and curbs will be painted red.
- It was moved and seconded that the Resolution eliminating remotes from resident entry for residents with delinquent accounts that is 60 past due will have their remotes deactivated and must enter through the visitors gate; motion carried.
- Landscape revitalization for entrance was approved.
- Holiday lighting is being installed now and will be turned on November 25.
- Discussed creation of a spreadsheet of approved ACC permits to be used by Guards as a check list in determining if vendors and contractors can be given access; entry for obvious construction work for items not on check list would be denied.

Adjournment: There being no further business, the general meeting adjourned at 10:12 p.m.

Ruben Barrera, President

Barbara Lowry, Recording Secretary